

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY GENERALLY KNOWN AS THE TECH RIDGE PROJECT**
3 **LOCATED AT EAST PARMER LANE FROM SINGLE FAMILY RESIDENCE**
4 **STANDARD LOT (SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICE-**
5 **PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from single family residence standard lot (SF-2) district to limited
11 industrial service-planned development area (LI-PDA) combining district on the property
12 described in Zoning Case No. C14-2008-0076, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 A 2.248 acre tract of land, more or less, out of the Thomas C. Collins Survey No.
16 61, in Travis County, the tract of land being more particularly described by metes
17 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18
19 locally known as the property located along East Parmer Lane, in the City of Austin, Travis
20 County, Texas, and generally identified in the map attached as Exhibit "B".

21
22 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
23 *Development Area Performance Standards*) of the City Code.

24
25 **PART 4.** Development of the Property shall comply with the following use regulations:

26
27 A. Except as provided in Sections B and C of this Part, all permitted and conditional
28 limited industrial (LI) uses are permitted and conditional uses of the Property.

29
30 B. The following uses are prohibited as principal and accessory uses of the Property:

31
32 Automotive sales
33 Exterminating services
34 Kennels
35 Residential treatment
36 Club or lodge
37 Transitional housing
38 Railroad facilities

Campground
Funeral services
Monument retail sales
Veterinary services
Congregate living
Resource extraction

C. Except as otherwise provided in Section D, the following uses are prohibited uses of the Property:

Agricultural sales and services	Automotive repair services
Automotive rentals	Automotive washing (of any type)
Art gallery	Art workshop
Construction sales and services	Convenience storage
Equipment repair services	Equipment sales
General warehousing and distribution	Laundry service
Basic industry	Outdoor entertainment
Recycling center	Counseling services
Maintenance and service facilities	Indoor entertainment
Vehicle storage	

D. The uses in Section C above are permitted as accessory uses to general, professional, medical and other commercial office use, commercial uses, light manufacturing, research assembly services and general warehousing and distribution principal uses.

PART 5. Development of the Property shall comply with the limited industrial services (LI) site development regulations except as otherwise provided in this ordinance.

PART 6. Transportation

A. Off-street parking. Section 25-6-471(D) (*Off-Street Parking Facility Required*) Section 25-6-472 (C) (*Parking Facility Standards*), and Appendix A (*Tables of Off-Street Parking and Loading Requirements*) of the City Code, and are modified to permit parking to comply with the standards as set forth in this section.

- 1) Off-street parking may be provided at any location on the Property, regardless of proximity to a particular building.
- 2) There shall be at least one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be at least one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 3) There shall be at least one off-street loading space per 140,000 square feet of occupied office, administrative, and indoor manufacturing space.

1 4) For manufacturing and related support and test/sort areas, the number of square
2 feet in the unoccupied mechanical, electrical, machine, air return and
3 interstitial, utility, service and similar spaces shall not be included in
4 determining parking and loading space computations.

5
6 5) Accessory non-restaurant uses, including kitchen, cafeteria, dining, auditorium
7 and similar spaces, recreational facilities, and day-care center and other similar
8 facilities, shall not be included in the areas used to determine the required
9 parking and loading space computations.

10
11 B. A site plan or building permit for the Property may not be approved, released, or
12 issued, if the completed development or uses of the Property, considered cumulatively
13 with all existing or previously authorized development and uses, generate traffic that
14 exceeds 2,000 trips per day.

15
16 **PART 7. Environmental**

17
18 A. Section 25-8-42 (*Administrative Variances*) and Section 25-8-43 (*Summary of*
19 *Variances*) of the City Code apply to the provisions of this Part.

20
21 B. Cut and Fill.

22
23 1) The Director of the Watershed Protection and Development Review Department
24 (the "Director") or its successor department may grant a variance to authorize up
25 to 12 feet of cut and fill for the area of the Property that is more than 100 feet
26 from the floodplain of an unclassified waterway or outside of a water quality
27 transition zone to construct parking areas, driveways, landscape berms, buildings,
28 loading docks, and other facilities.

29
30 2) The Director may grant a variance to authorize up to 8 feet of cut and fill without
31 structural containment or up to 12 feet with structural containment for the area
32 that is less than 100 feet from the floodplain of an unclassified waterway or
33 inside a water quality transition zone.

34
35 3) The provisions of B.1 and B.2 of this Part do not apply to water quality or
36 detention facilities.

1 **PART 8. Landscaping**

2
3 Development of the Property shall comply with the landscaping requirements set
4 forth in the City Code in effect on March 21, 2008.

5
6 **PART 9. Tracking of Certain Site Development Standards**

7
8 The owner of the Property shall track zoning impervious cover, building coverage,
9 floor-to-area ratios, street yard compliance and off-street parking, as development occurs
10 on the Property. Calculations of zoning impervious cover, building coverage and floor-to-
11 area ratios shall be based on the gross site area of the entire Property. Current data on the
12 standards shall be provided with each site plan submitted to the City for approval.

13
14 **PART 10.** This ordinance takes effect on _____, 2008.

15
16
17 **PASSED AND APPROVED**

18
19 §
20 §
21 §

21 _____, 2008

22 _____
23 Will Wynn
24 Mayor

25
26 **APPROVED:** _____ **ATTEST:** _____

27 David Allan Smith
28 City Attorney

Shirley A. Gentry
City Clerk

2.248 ACRES
L.C.R.A. AUSTIN EXECUTIVE AIRPARK SUBSTATION
GOTTESMAN COMPANY

FN 99-132R
MAY 10, 1999
BPI JOB NO. 725-17.97

EXHIBIT "A"

OF A 2.248 ACRE TRACT OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THE SAME TWO (2) TRACTS OF LAND CALLED TRACT 1 AND TRACT 2, CONVEYED FROM JOHN E. SIMMONS, TRUSTEE TO THE LOWER COLORADO RIVER AUTHORITY BY DEED DATED JULY 17, 1986 AND OF RECORD IN VOLUME 9790, PAGE 985 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.248 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND FOLLOWS:

BEGINNING at a brass highway disc found (N=10121383.997, E=3136746.1582 NAD 83/HARN Texas Central Zone) (F.M. 734 Centerline Station 21+44.82, 115.44' Left), same being a point in the irregular easterly line of a 41.92 acre tract of land conveyed to Parmer Lane Partners, L.P. by deed of record in Volume 13249, Page 1213 of said Real Property Records and the southwesterly corner hereof, from which a brass highway disc found (F.M. 734 Centerline Station 21+47.25, 100.00' Left), in the northerly line of Parmer Lane (F.M. 734-R.O.W. varies) bears S00°57'07"W, a distance of 15.51 feet;

THENCE, N00°57'07"E, along the irregular easterly line of said 41.92 acres, being the westerly line hereof, a distance of 99.92 to a 1/2 inch iron rod found for the northwesterly corner hereof;

THENCE, S88°46'38"E, in part along the irregular easterly line of said 41.92 acres and in part along the irregular westerly line of Lot 4, Block "A" Parmer North Section One, a subdivision of record in Book 100, Page 366 of the Plat Records of Travis County, Texas, being the northerly line hereof, a distance of 775.03 feet to a 1/2 inch iron rod found for the northeasterly corner hereof;

THENCE, continuing along the irregular westerly line of said Lot 4, being the easterly line hereof, the following three (3) courses and distances:

- 1) S44°10'58"E, a distance of 14.20 feet to a 1/2 inch iron rod found for an angle point hereof;
- 2) S01°12'01"W, a distance of 94.09 feet to a 1/2 inch iron rod found for an angle point hereof;
- 3) S46°15'45"W, a distance of 13.93 feet to a 1/2 inch iron rod found in the northerly line of Parmer Lane, for the southeasterly corner hereof;

THENCE, along the northerly line of Parmer Lane, being the southerly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the left having a radius of 2496.19 feet, a central angle of 03°34'28", an arc length of 155.72 feet and a chord which bears S89°00'46"W, a distance of 155.70 feet to a 1/2 inch iron rod set for the end of said curve;
- 2) S87°13'28"W, a distance of 199.86 feet to a brass highway disc found (F.M. 734 Centerline Station 25+86.33, 96.93' Left) for the point of curvature of a non-tangent curve to the right;

FN NO. 99-132R
MAY 10, 1999
PAGE 2 OF 3

- 3) Along a non-tangent curve to the right having a radius of 1412.77 feet, a central angle of $17^{\circ}08'55''$, an arc length of 422.84 feet and a chord which bears $N84^{\circ}09'24''W$, a distance of 421.27 feet to the **POINT OF BEGINNING**, containing an area of 2.248 acres (97,924 sq. ft.) of land, more or less, within these metes and bounds.

Bearing Basis: Texas Central Zone NAD 83/HARN
LCRA WORD FILE: S253001A-001A.DOC
LCRA ACAD FILE: S253001A-001A.DWG

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

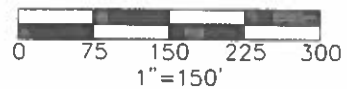
Mark J. Jezisek 5/10/99
MARK J. JEZISEK, R.P.L.S. DATE
NO. 5267
STATE OF TEXAS



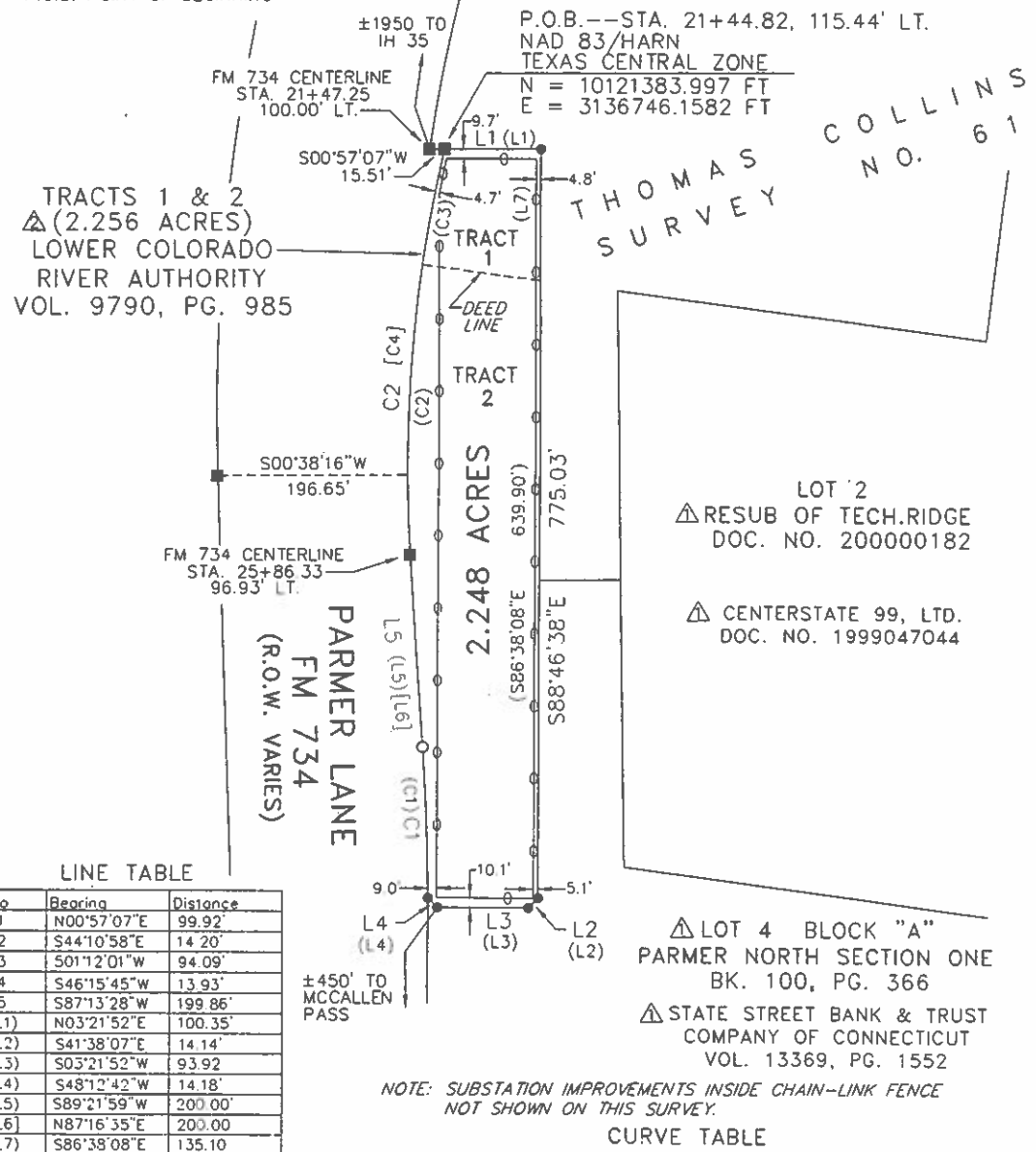
TRAVIS COUNTY, TEXAS
THOMAS C. COLLINS SURVEY NO. 61

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- BRASS HIGHWAY DISC FOUND
- CHAIN LINK FENCE
- (xxx) RECORD INFORMATION VOL. 9790, PG. 985
- [xxx] RECORD INFORMATION HIGHWAY R.O.W.
- P.O.B. POINT OF BEGINNING



41.92 ACRES
PARMER LANE PARTNERS, L.P.
VOL. 13249, PG. 1213



LINE TABLE

No	Bearing	Distance
L1	N00°57'07"E	99.92'
L2	S44°10'58"E	14.20'
L3	S01°12'01"W	94.09'
L4	S46°15'45"W	13.93'
L5	S87°13'28"W	199.86'
(L1)	N03°21'52"E	100.35'
(L2)	S41°38'07"E	14.14'
(L3)	S03°21'52"W	93.92'
(L4)	S48°12'42"W	14.18'
(L5)	S89°21'59"W	200.00'
(L6)	N87°16'35"E	200.00'
(L7)	S86°38'08"E	135.10'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	03°34'28"	2496.19	155.72	155.70	S89°00'46"W
C2	17°08'55"	1412.77	422.84	421.27	N84°09'24"W
(C1)	03°34'37"	2496.19	155.84	155.81	N88°50'43"W
(C2)	12°14'04"	1412.77	301.67	301.10	N84°30'59"W
(C3)	04°54'31"	1412.77	121.03	121.00	N75°56'42"W
(C4)	17°08'36"	1412.77	422.71	421.13	S84°09'07"E

Bury+Partners, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0911 Fax 512/328-0325
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FIELD BOOK: 1239

BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83

LOWER COLORADO RIVER AUTHORITY

△ AUSTIN EXECUTIVE
AIRPARK SUBSTATION

2	10/00	LCRA COMMENTS	MJJ		
1	8/00	UPDATE ADJOINERS	MJJ		
NO.	DATE	REVISION	BY	CHKD	APPROVED
DRAWN M.J.J.			CHECKED	APPROVED	
SCALE: 1"=150'			05/10/99	S253001A-001A	

WP FILE: S253001A-001A.DOC

ZONING CASE#: C14-2008-0076
ADDRESS: E PARMER LANE
SUBJECT AREA: 2.248 ACRES
GRID: M34 & N34
MANAGER: S. SIRWAITIS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'